

**Minutes of the
Board of Selectmen Meeting
Wednesday
September 14, 2016**

Board members present: Chairman, Roberta Fraser, Herbert C. Stephens, Ben Kilanski and Raymond Williams. Also present Water/Sewer Superintendent Rick Meleski, Highway Dale Gray.

First order of business:

The Chairman opens the meeting at 6:00pm. RED Committee members present: Kathy Morehouse, Gloria & Robert Luestek, Beth Pelton, Jason Koerber, Denis Murphy and by phone Robert Spruill. Selectman Fraser stated we are here to decide what the roll of the RED Committee is. The original intent was to improve the main street appearance. To help out new business that are coming into town. They would get guidance on how they decorated and paint color ect. That's not all we would want the committee to do. The issue came up is because of what happened with the bank building. This is why we are meeting and hash it out and come up with what the actual roll and function will be. I see it as Revitalization Economic Development of the main street and of Winchester. To encourage new businesses to want to come to Winchester. You have been doing some great things with music in the park and farmers market. Selectman Kilanski feeling was the RED Committee saw interest in the bank. It should have been brought to the board with their ideas then we would have sent a letter to the town attorney to review. Selectman Fraser saw in the letter had mentioned that the town wouldn't take it over but maybe the WEDC or someone personal buying it which that would be ok, but the committee was negotiating on behave of the town as a town committee. The ideas are good we just need to figure out how they will be carried out. Gloria asked if everything had to go thru the attorney. Selectman Fraser states no we can approve most things but negotiating the demolition of a house for in return for the bank is not ok. Selectman Stephens thinks that when the committee comes up with an idea they should bring it back to the board and we work together on it. You guys have some great ideas. Selectman Fraser asked the committee what their thoughts are. Robert Luestek states that the real question is the name of the committee. If we don't hold any position to be able speak to business coming into town and understand what they are planning on doing. Maybe then we really don't have much to do with economic development. Robert Spruill added with the gun range possibly coming into town would board want us to talk to them about the econical befits of them coming to town or do we stay away. Selectman Fraser thinks that a hard one to answer because it's in the beginning stages and it is such a heated debate right now. I'm not sure where it's going to go. Selectman Kilanski thinks it's a good idea to talk to them but not until the zoning board makes their decisions. Then it would go to the planning board I would not see a problem at that point to have a discussion with them. Selectman Fraser states that other town it would be called an economic development commission and they have a legal standing. We need to decide if we want it to be a part of economic development for the town. Selectman Kilanski feels we do need economic development for the town. Kathy feels we need to open the lines of communication and work together. Selectman Williams thinks it could be helpful having the committee talk to the gun range company. Denis thoughts were helping the new business through the permit process and helps guide them in the right direction. Selectman Fraser adds as long as we can keep it neutral. It's a good idea that they would have a place to go to get help. Robert Spruill asked about the gun range. There are people who are against it. Typically, towns have an economic development committee to hear the benefits and listen to what the community has to say and then write a report and state what their recommendation were. Is this the responsibility we have or don't have? Selectman Fraser says it's hard to say because we have never had that before. I have seen where

in the cities they have a commission not a committee. The commissions have statues behind them. I'm not sure if we can give a recommendation before it's approved. Robert states that on the website it says commission. Selectman Fraser said that is an error. Robert asks do we want one or not? Selectman Fraser states that we cannot just create one it would have to be voted in. We would have to have a warrant article. This is what we need to discuss and what the intent is. I don't know what the laws are. We can go to the NHMA and get help on this. Robert adds we need to gather the information and decide if this something we want to pursue. Selectman William has a concern with now we have a committee that is for new business's but what happen in a few years when people come and go from the committee and now the people on the committee say no we don't want business coming here. Selectman Fraser says I don't know why they would be joining the committee if they don't want to see business's come into town. We would also need to see if they are elected or appointed. Selectman Kilanski states we should email the NHMA get the info and meet again to go over it. If we have more questions we can get the answers and decide if this will work. This way we have all our ducks in a row. In the meantime, keep doing the good work.

-Gloria asked if we had a grant write yet. Selectman Fraser let Gloria know it's in the process and should be in the next month.

-Selectman Stephens asked if they come up with any ideas about the park next to the dinner to try and keep the people from urinating in back of the dinner and the trash being thrown over the fence. Robert Luestek states that we have signs for the cigarette butts. The only solution would be having more patrols by the park. Selectman Fraser states it hard to keep people from vandalize property. Selectman Kilanski thought we should move one of the new trash cans to the park and see if that works.

-Robert Luestek thinks that we will be seeing some of the Hinsdale vendors come to Winchester. It going to bigger next year and we like to work with the grant writer to help with signage. Gloria asked if they were still able to use the hall once the weather changes. We would need more signs made saying that we have moved the farmers market inside. The Selectmen said yes we would allow them to use the hall.

Mark Tigan WEDC is here to update the board on the Stone Mt. Project and the option agreement. We have an EDA application pending for the infrastructure to the park. The new business that is coming to town has stepped in to either buy the land or help with the funds to build the road. The other source of money \$375,000 was coming from WEDC. The plan is to borrow against the land and I have had some positive discussions with TD Bank. When I 1st came to you and after speaking to the attorney's with the idea of getting an option for the whole parcel but then transferring to individual buyers. The town would sell it to WEDC and then we would turn around and sell to the new business. This way WEDC never owned it we were just the middle person. The lawyers didn't think that would be the way to do it because we would have to pay transfer tax. Even if we only owned for 20 seconds. To add more confusion, we will probably sell it to Monadnock EDC. We sell the option to MEDC and we never owned it. The lawyer (Mr. Raymond) said you need to think about how the payments work. It was agreed upon the WEDC would have their expense reimbursed, and then it is 20% to the corporation and 80 % to the town. How does the split happen if WEDC is not in the middle? The Mr. Raymond needs some time to think on this part. So another issue could be the provision the board has put in the option might come up when we go to get a loan with a bank. If the bank was to take the land as collateral, they will not like the provision. Which is before you sell it you will have to meet with the board. I feel we should rethink the provision now to save time. When the EDA grant comes back at the end of month we will have to hustle. If the bank had to foreclose because things fell through, the bank would still have to go through all the planning/zoning requirements and they would be paying taxes. They would not be required to come back to the board with their business ideas. Selectman Stephens asked would that mean they could have a business that we didn't origially want? They would want to sell it to who has the most

money. Mr. Tigan thought we could put something into the agreement with the bank. If we could list pacific things the bank might be ok with that. Selectman Fraser asked is this what the bank said? Mr. Tigan no, I'm anticipating this will come up. I just want the board to have a heads-up on this. Selectman Fraser asked who would pay the transfer tax. Mr. Tigan stated whoever buys the property. Selectman Stephens asked the money from the 1st sale will go towards the infrastructure? Mr. Tigan stated the sale from the 1st property will match federal money and/or the build the infrastructure. Not sure which yet, if we get the EDA money that money from the sale will match the grant. If we don't get the EDA money, I have asked Dale & Rick can they put water/sewer in there, if the company pays them to do it. Then we would get zero for the land. But that would be a start. Mr. Tigan added that I have 2 letters from the top 2 real estate firms in county that states as it stands it's not worth a lot. But if you got a road, water, sewer & cable it would be worth \$50,000 to \$75,000 an acre. That would be over 2 million dollars. Selectman Fraser asked what does Mr. Tigan need from the board. Do you want us to approve MEDC to have the option? Mr. Tigan said no. Selectman Fraser asked what about the provision, so we need to remove it for the bank. Mr. Tigan states only in the case of a foreclosure. Mr. Tigan states he is here to keep them in the loop and the possible questions that might come up soon. The board thanked Mr. Tigan for all his work on this project. Margaret wanted to add the email that Mr. Tigan sent about the water pressure & sprinkler issue for Stone. Mt. and if he could get some help. Selectman Fraser asked we need to do some research on the water pressure. Margaret said that we have research using lily pond or possibly a water tank. Mr. Tigan adds the engineering study said we have enough water it's the pressure. The company could build a system like Plum Pak did or build a fire wall every 10,000 square feet and they would not need sprinkler. If they have to do that it will affect the land price. Mr. Tigan was hoping to get help with this piece. Selectman Fraser stated that we will discuss it with Rick & Barry to see what can be done.

Recessed for 5 minutes.

Second order of business: Business and minutes

Reconvene the meeting at 7:05.

The board reviews the minutes of 9-07-16 for approval. Selectmen Kilanski makes a motion to approve the minutes. Selectman Stephens seconds the motion. The motion carries 4-0.

Jim Lewis has come to give the monthly report to the Town. The school has a new youth officer, Officer Wendy Rawling and she will be at the school 3 days a week. The 1st wave of shatter-proof window film has been installed. They are looking for a grant to do the rest of the windows. Mr. Lewis thanked Dale for fixing the drain. The school has a new Access Director Beth Baldwin. The audit is done for 2012-2015. Mr. Lewis let the board know to possible expect a higher return back to the Town this year. Mr. Lewis introduced Lindsey Picard one of the school board members. The school has an opening for a school board member. Lindsey would like to inform the Selectmen that Thursday night at 6:30 in the school library there will be 4 candidates speaking to the audience.

We received an email from Raul Gonzalez with Southwest Community Region Planning about the Complete Streets program. He would like to meet with the BOS soon to set up goals for the project. Selectman Fraser asked if Margaret would be a part of this and maybe ask the RED Committee to join too. Selectman Kilanski states that he would like to be involved too. Margaret adds this could be good program. One thing that we could do is fix the main street sidewalks and maybe Keene road. There are grants we might be able to get. The grant name is TAP. The town would have to put in 20%. In the long run it's all positive of the town. Let's have the meeting in a month this way we can get the word out and get people involved.

Dale let the board know he and Margaret wrote a letter to DES asking to replace the culvert on Back Ashuelot Road. We are trying to get DES to work with us and let us replace in kind. Dale would like the board's approval to send this letter. The board reviewed it and thought it was a well written letter. They think it would be good if the board was to sign it and send. Selectman Fraser asked to have their names add at the bottom to sign. Margaret adds the more info you can give DES the better and to show them the towns good faith. The town had a culvert study last year and all the field work has been done. Selectman Fraser states that we were given a grant to have the study done. Margaret said we should have a copy next month which will identify all the culverts. This will show the DES we are aware and we can start replacing on a rotating basis. Dale stresses to the board with all the issues we have had with culverts it might be a good idea to get engineers plans done on the 2nd culvert up by Paul Jones house. It is failing rapidly. It will sooner than later. So when it does go we have the engineer plans done and we are prepared. Selectman Stephens asked if we could do another letter and include this one. Dale said there is no way to get around it. This culvert is a 6 by 7 box culvert and has to be engineered. It will look good with DES that are thinking ahead and being proactive. Selectman Stephens asked Dale if he has a budget line for this. Dale stated no, but we have talked about it. We are spending a good chunk of money engineering and culverts. Selectman Kilanski asked about the block grant and what was left. Selectman Fraser believes there is \$40,000. Dale thinks this project would be \$20,000-\$25,000. Selectman Kilanski asked Dale if we would want to use SVE/Rob Hitchcock. In your opinion is the one by Jones's is the next one to do. Dale said yes and I would use Rob again, he has done a great job for us. Selectman Kilanski said that the down side is once we do the engineering something could still happen. At least the engineering is done and we can keep the State happy. Dale states it's done and we would be ready to jump on it. The engineering takes the longest. It could take months before they were done with the plans. Selectman Fraser asked Dale if he wants to spend the money out of the high block grant for the engineering. Dale states yes it needs to be done. We will talk to Rob and get a quote. Selectman Fraser we will have to save the rest for the winter. Selectman Kilanski makes a motion to hire Rob Hitchcock to do the engineer study for the culvert on Back Ashuelot Road and the fee will come out of the highway block grant. Selectman Williams seconds the motion. Motion carries 4-0

We received a Concerned Citizen Form from Bonnie Class. Bonnie was at the meeting to talk to the board. Bonnie stated that at the end of Mechanic St. by Wedgwood there was almost an accident with a child getting hit by her. The boy was on a mini bike that came out of nowhere right out in the middle of the street. 3 hours later the same thing happened and my husband all most hit him. The kids are coming out of Wedgewood and the trailer riding their bikes, skateboards, mini bikes and scooters back and forth the street without looking or stopping. Someone is going to get killed. Selectmen Stephens added that he sat and watched the kids and then went to the trailer and knocked on the door no would answer. Selectman Kilanski has seen the kids riding and watching where they are going too. Bonnie feels that the gate at Wedgwood should be put back. The kids that live at 75 Mechanic St. are riding their dirt bikes up and down road. Also there is someone from Wedgewood throwing trash over the stone wall onto her sister and brothers property. We are talking furniture and mattress. They have a dumpster they can use. There is an issue with parking on Mechanic and Lawrence St. The owner at the top of Lawrence St. is parking his cars on Mechanic which is obstructing the views from both ways. The owner's driveway is open, why is he not using it. This needs to be addressed, it is a danger. Selectman Fraser stated that the gate is not town owned. It's owned by Wedgewood. The Town can write a letter to Southwest asking for them to put the gate back and let them know about the issue with the trash. We can ask the police to do more patrols in the area. Selectman Williams stated that he would talk to the Chief Phillips about the parking and the kids on the bikes.

There is a memo from Rick letting the board know there has been water surfacing on Clark road. Jay Matuszewski has performed a leak detection in the area and found nothing. This happened a few years back. I did replace an AC coupling on the water main. On Thursday 9/15/16 the water department will be shutting the water off and dig to see where the water is coming from.

Bob King with Ashuelot River Hydro Inc. is here to talk about extending their existing payment in lieu of Taxes agreements for the 2 hydros which expire June 2017. My partner and I have owned the property since 2007. We have done some work to improve the hydros. The original agreement was granted in 1987 and it was for 30 years. We are asking the board to extend that agreement. I have read some of the RSA and these days you can only write them for 5 to 10 years. Selectman Fraser stated that we can look into it and see why it was a 30-year agreement was granted. Is your company a full profit company? Mr. King stated yes, but not this year because of the draught. Selectman Fraser asked if there is a reason why you are asking for this agreement. Mr. King stated when you read the RSA's it clearly states it's to support renewable energy. They are in place to help clean energy and renewable projects. Selectman Fraser asked what are you paying a year. Mr. King said it is based on a percentage of our gross revenue. Around \$12,000-\$13,000. Selectman Fraser let us looking into it and review the legal aspect and see kind of authority we have to grant it. We will send you a letter with our answer.

Winchester Police Dept. has submitted a raffle permit for 9/24/16. Selectman Stephens makes a motion to approve. Selectman Kilanski seconds. The motion passes 4-0

Tax Refund has been received for map 6 lot 43-1 in the amount of \$609.12. Selectman Kilanski makes a motion to approve. Selectman Williams seconds the motion. The motion passes 4-0

Rick is asking the board to hire a part-time employee for the water/sewer department. This position was projected to be open 7/1/16. Could we please advertise in the Keene Sentinel and on the website? Selectman Fraser states that it's not a new position and it is already budgeted. How many hours were you thinking? Rick states 24 no more than 32. It depends on the applicant. Selectman Fraser asks you are looking for permanent position. Rick says yes. This also something we can integrate with highway, especially during the winter months. Selectman Fraser asked all in favor. Motion carries 4-0

The board reviews and approves the following financial documents:

Selectman Stephens makes a motion to approve the purchase order for SVE Associates in the amount of \$19,000. Selectman Kilanski seconds. The motion carries 4-0.

A few weeks ago we discussed what we were going to do with the Truesdell's property at 96 Main Street. We were making sure we owned it, which we do. Selectman William makes a motion to auction the property and use James St. Jean's Auctioneer's with a \$10,000 minimum bid as soon as possible. Selectman Stephens seconds the motion. Motion carries 4-0

Third order of business Public comment:

Denis Murphy Town Moderator let the board know that Election Day went well. The attorney general's office employee came to do an inspection of the operation of Election Day. One issue was the unattended signs on 119 and the parking lot. You are not allowed to have unattended signs the day of the election or on vehicles on town property. Bumper stickers are ok. They have to be picked up and we cannot throw them away. They are to be put away so the candidates can pick them up. Maybe put them behind the police station where they are available to be picked up. Selectman Fraser wanted to make sure we get it straight. So nothing on the side or out front, but what about over by the Kiwanis sign?

Denis stated that the inspector never spoke about that area. Selectman Williams thinks having an officer at the election to oversee this. Denis said we normally do but this was an election we didn't see it to be necessary. We only had a 12% turnout. Selectman Fraser asked the signs can be out before the election, but not on the day of the election. Denis said they will have to be removed election day. Selectman Williams believes there should be no campaign signs on town property at all. Selectman Fraser adds it has always been that way and I don't see any issue with it. The 2nd issue was the lack of selectmen on Election Day. The inspector was here for 15 minutes then Chan came back. RSA 658,21: allows a selectmen or the moderator to appoint someone to fill in at the elections. So I will ask the selectmen the week before if they will be attending the election. This way we can find a replacement. Selectman Fraser asked how many have to be here. Selectman Kilanski said we dropped the ball we forgot about it. Selectman Stephens thanked Denis and everyone for all your work on Election Day.

Mike Doherty as about 19 Elm Street if the Town was going to auction it off. Karey let Mike know that it's just about ready to. I was waiting to hear back from the IRS.

Selectman Stephens asked the board if we should have a few local business owners along with the board to go over the Town Administrator application and hiring process. Selectmen Fraser, Williams and Kilanski feel confident that the board can handle the interviewing.

Fourth order of business: Nonpublic under RSA 91:A3II9 (a)(c)(e)

Selectman Kilanski makes a motion to enter nonpublic session under (a)(c)(e), Selectman Williams seconds. The motion passes 4-0. A roll call vote was taken and members vote "yes" individually and the board convenes in non-public at 8:00pm.

Fifth order of business: reconvene

The board reconvenes in public session at 8:25 pm.

Selectman Frazer states the minutes under (c) do not have to be sealed.

Selectman Kilanski makes a motion to seal 2 sets of minutes under (a&e) Selectman Williams seconds the motion. A roll call vote was taken and members vote "yes" individually. The motion passes 4-0.

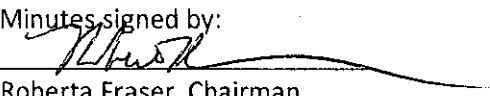
Sixth order of business: Adjournment

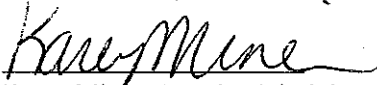
Selectman Kilanski makes a motion to adjourn at 8:26 pm. Selectman Williams seconds. The motion carries 4-0.

Minutes respectfully submitted:
Karey Miner, Interim Administrator

Minutes approved by the board on:

Minutes signed by:


Roberta Fraser, Chairman


Karey Miner, Interim Administrator